



# Public Notice

U.S. Army Corps  
of Engineers  
Pittsburgh District

In Reply Refer to  
Notice No. below

US Army Corps of Engineers, Pittsburgh District  
1000 Liberty Avenue  
Pittsburgh, PA 15222-4186

Application No. 200201447

Date: March 25, 2004

Notice No. 03-27A

Closing Date: April 9, 2004

1. TO ALL WHOM IT MAY CONCERN: The Public Notice serves as additional and final information to the original Public Notice 03-27 dtd. June 5, 2003, regarding the approved wetland mitigation plan and the Phase III archeological data recovery plan, for the Fort Hill Site (46-MG-12) located within the development. The Corps of Engineers has approved the wetland mitigation plan and archeological data recovery plan and intends to issue the permit for the development subsequent to this public notice. Full and complete reports are available for review at the district office.

2. APPLICANT: Gateway Towne Centre, LLC  
1325 Stewartstown Road  
Morgantown, WV 26501

3. LOCATION: along Route 705 and Stewartstown Road in an unnamed tributary to West Run, near Morgantown, Monongalia County, West Virginia

4. PURPOSE AND DESCRIPTION OF WORK: Gateway Towne Centre, LLC (Gateway) is proposing to construct a medical, research, retail and restaurant complex on a 46-acre tract of land at the intersection of Stewartstown Road and Route 705. Individuals that comprise Gateway currently own property directly adjoining this tract. Gateway is proposing to utilize to the fullest extent possible the subject tract of property. To achieve the necessary amount of level land required for their development as a result of re-grading, they are requesting the placement of fill into 1.2 acres of jurisdictional palustrine, emergent wetlands and approximately 1,500 feet of an unnamed tributary to West Run. Gateway is proposing to mitigate for these losses by the creation of 3.5 acres of wetlands and stream enhancements along Fields Creek on the Mr. Gay Chipps, III property located near Gladesville, Preston County, approximately 18 miles from the subject development site. Drawings and narrative for the development's archeological and wetland mitigation are attached.

5. WEST VIRGINIA CERTIFICATION: The State of West Virginia, Division of Environmental Protection (WVDEP) has issued State Water Quality Certification on November 19, 2003. Their office

is located at the following address:

West Virginia Department of Environmental Protection  
Division of Water & Waste Management  
ATTN: Regulatory Review Program  
1560 Kanawha Blvd. E.  
Charleston, West Virginia 25311  
Telephone: 304-558-6649

Re: Public Notice CELRP-OR-F No. 03-27A

6. IMPACT ON NATURAL RESOURCES: The District Engineer has consulted the most recently available information and has determined that the project is not likely to affect the continued existence of any endangered species or threatened species, or result in the destruction or adverse modification of habitat of such species which has been determined to be critical. This Public Notice serves as a request to the U. S. Fish and Wildlife Service for any additional information they may have on whether any listed or proposed to be listed endangered or threatened species may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1972 (as amended).

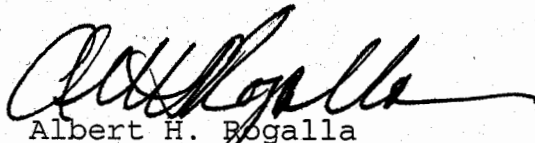
7. IMPACT ON CULTURAL RESOURCES: The District and the State of West Virginia Division of Culture and History have coordinated the Phase III Data Recovery Plan for the Fort Hill Site (46-MG-12).

8. EVALUATION: Interested parties are invited to state any objections they may have to the proposed work. The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposals must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and, in general, the needs and welfare of the people. The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to

assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the overall public interest of the proposed activity. The evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under the authority of Section 404(b) of the Clean Water Act (40 CFR Part 230).

9. RESPONSES: A permit will be granted unless its issuance is found to be contrary to the public interest. Written statements concerning the proposed wetland mitigation activity and/or the archeological data recovery plan should be received in this office on or before the closing date of this Public Notice in order to become a part of the record and to be considered in the final determination. Any objections which are received during this period may be forwarded to the applicant for possible resolution before the determination is made whether to issue or deny the requested DA Permit. All responses to this notice should be directed to the Regulatory Branch, ATTN: Fred Pozzuto, Chief, Permit Enforcement and Surveillance Section at the above address, by telephoning (412) 395-7275, or by e-mail at Fred.Pozzuto@usace.army.mil. Please refer to CELRP-OR-F 200201447 in all responses.

FOR THE DISTRICT ENGINEER:



Albert H. Bogalla  
Chief, Regulatory Branch

**SUMMARY**  
**PHASE III DATA RECOVERY PLAN**  
**THE FORT HILL SITE (46-MG-12)**

The Fort Hill Site (46-Mg-12) is related to the Monongahela Culture of the upper Ohio River drainage and has been determined eligible for the National Register of Historic Places. Because avoidance or minimization of impacts to the site is not feasible, coordination among the WVSHPO, the Corps, and other interested parties has been initiated to develop measures to mitigate the effects of the proposed project. Because the site is eligible under Criterion D, for the important information it contains, identified mitigation measures focus on data recovery through archaeological excavation. In addition, a program of public education will be implemented to disseminate the results of the archaeological investigations to the broadest possible audience. To meet the spirit and intent of the Advisory Council on Historic Preservation (ACHP) 36 CFR Part 800 regulations implementing Section 106, the USACE will request the views of consulting parties on findings and determinations regarding effects to site 46Mg12.

The proposed data recovery will be implemented within a framework of research issues that will guide the investigations. Previous work indicates that a number of research issues important to the understanding of the Late Prehistoric Monongahela Culture can be addressed using data from the site. The issues include, but are not limited to, settlement pattern, subsistence, social organization, burial ceremonialism, and trade and exchange. The data recovery will involve four major tasks: background research, field investigations, laboratory and data analysis, and report preparation.

**Background Research**

Background research on the natural setting, prehistory and history of the project area was conducted as part of the Phase II investigations. Background research for the data recovery project will involve a review of literature on the Monongahela Culture, including cultural resource management reports and journal articles. The results of Monongahela site excavations will be examined to provide comparisons with the findings at site 46-Mg-12.

**Field Investigations**

The in-field archaeological mitigation will consist of a combination of hand-excavated test units and the mechanical removal of the plowzone soil horizon (Ap) within the Area of Potential Effect (APE). A 6% sample of the 1.5-acre archaeological site area will be hand excavated prior to mechanical stripping. It is estimated based on Phase II fieldwork that a 6% sample (364 square meters) will result in the recovery of over 60,000 artifacts, including over 500 tools and over 1000 ceramic rims. The number of artifacts is considered sufficient for addressing the relevant research issues for the site. Following completion of the hand excavation, the plow zone will be removed from entire 2.0-acre APE and subsurface features will be mapped and excavated.

If at any point during the excavation process human skeletal remains are encountered, excavation in the vicinity of the burial will cease immediately. Representatives of the West Virginia State Historic Preservation Office and the Monongalia County Sheriff's office would then be notified of the discovery as required by current WV Code. Following the appropriate consultation, required burial excavation will be conducted. Excavation methods will be established and overseen by the project osteologist, Dr. Paul Sciulli.

The first stage of test unit excavation will involve the completion of 182 test units placed at 5-meter intervals across the APE. These units will recover a sample of artifacts that can be used for mapping artifact distributions and defining activity areas within the site. Following completion of this stage of work, consultation with the Client, the Corps of Engineers, and the WVSHPO will be initiated to present

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findings and discuss placement of the remaining 182 square meters of hand excavation. The units will be excavated in blocks and placed in areas most likely to contain data to address research issues, for example, where subsurface features are present or where activity areas have been identified.

The plowzone soils will be removed from the hand-excavated test units in 1 meter by 1 meter provenience units and as a single excavation level. The interface between the plowzone soils and the underlying subsoil will be examined for the presence of intact cultural deposits such as features. Previous testing has indicated that the artifact density in the subsoil is very low. Because soils have weathered in place, there is no potential for buried archaeological resources. Therefore, test units will be excavated only one 10-cm level into intact subsoil. However, if unusually high artifact densities occur in the upper subsoil levels, additional levels will be excavated.

Following completion of test unit excavation, the remaining plowzone soils will be removed using a tracked excavator outfitted with a toothless bucket. Archaeologists will investigate the interface between the plow zone and the underlying intact soils for the occurrence of prehistoric cultural features. Cultural features will be mapped in their vertical and horizontal proveniences. Consultation with the WVSHPO, possibly involving a field view, will be initiated at some point during mechanical stripping.

Up to 100 prehistoric cultural features (excluding postmolds) identified during the field investigations will be mapped and fully excavated. Features will be documented in detail and soil will be retained for flotation processing. If more than 100 features are identified, a sampling strategy will be developed in consultation with the WVSHPO and the Corps.

#### Laboratory and Data Analysis

Artifacts from the field investigations will be inventoried and analyzed to address the research issues identified for the data recovery project. Prehistoric lithics will be classified according to type and material. Prehistoric ceramics will be identified according to vessel section, temper, surface treatment, and decoration. Sherd thickness will be measured. Sherds with eroded exteriors will be grouped by temper and weighed by group. Cordage twist will be identified for cordmarked ceramics found in feature contexts and for a 10% sample of plow zone ceramics.

Soil samples from features will be processed using standard flotation techniques. To determine the age of occupations at the site, radiocarbon analysis will be performed for 10 feature samples recovered during the field investigations. AMS dating will be used for small samples and for samples from critical contexts. Other analyses will include microwear analysis (50 samples), the identification of faunal material, including shell, from feature contexts, and residue analysis of ceramic sherds (10 samples).

#### Reportage

During the course of the fieldwork, weekly progress reports will be submitted. At the completion of fieldwork, a Management Summary will be prepared indicating that fieldwork required in accordance with the data recovery plan has been completed. Following completion of the laboratory and data analysis, draft and final *Phase III Data Recovery Reports* will be prepared in accordance with WVSHPO requirements.

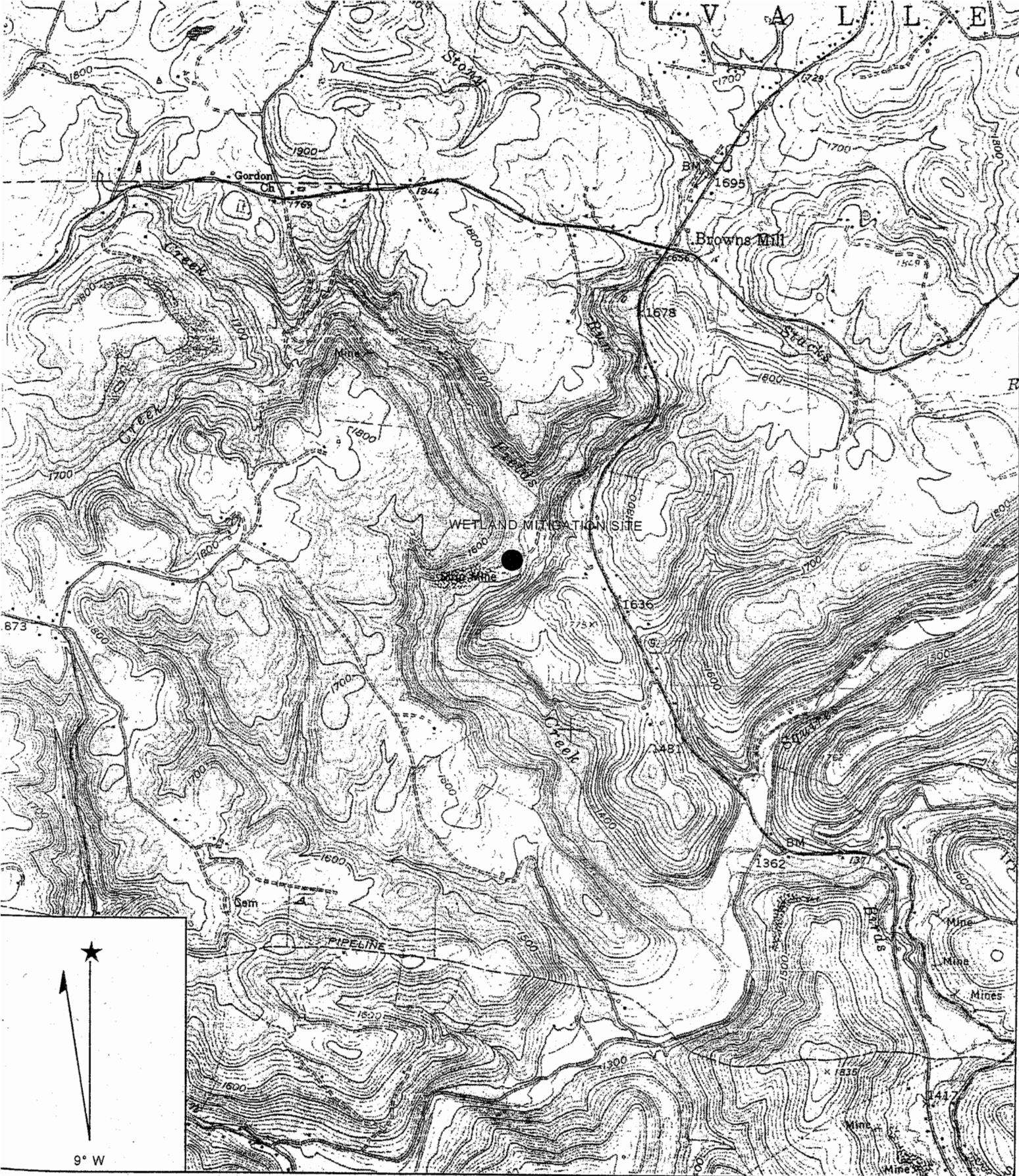
#### Public Education

Because of the site location and the potential for looting, public tours during excavation are not recommended. Information on the site excavations and findings will be presented to the public through a web site to be hosted by KCI for a period of two years. The results of the fieldwork will also be presented to professional organizations, the West Virginia Archaeological Society, and local historical groups.

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Name: NEWBURG  
 Date: 12/3/2003  
 Scale: 1 inch equals 2000 feet

Location: 039° 27' 55.7" N 079° 50' 13.0" W  
 Caption: Gateway Towne Centre  
 Wetlands Mitigation Site  
 Preston County, WV

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**WETLAND MITIGATION**

**RAMS # 200201447**

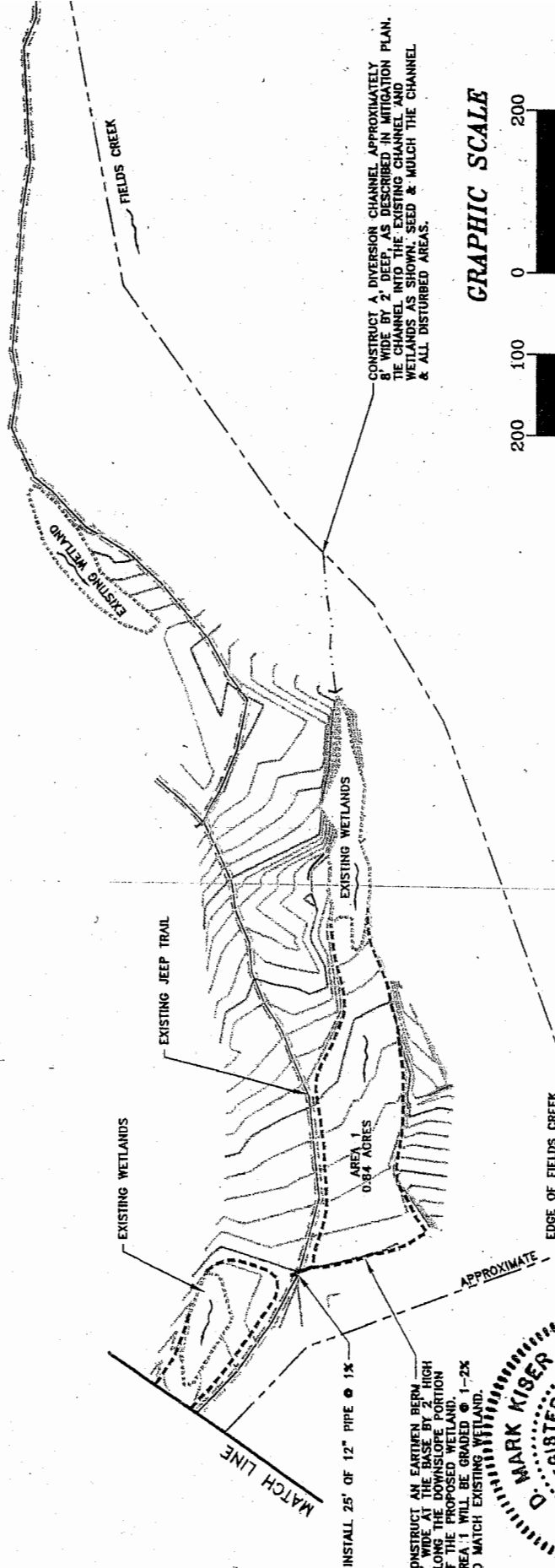
WETLAND MITIGATION

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# LEGEND

- LIMITS OF EXISTING WETLANDS
- LIMITS OF PROPOSED WETLANDS
- CULVERT PIPE - HIGH DENSITY POLYETHYLENE CORRUGATED PIPE
- PROPOSED DIVERSION CHANNEL
- EXISTING JEEP TRAIL
- PROPOSED JEEP TRAIL
- WATER FLOW DIRECTION

- NOTES:
1. ALL CULVERTS TO HAVE A MINIMUM 1'-0" COVER OVER THE TOP OF THE PIPE.
  2. DO NOT DISTURB EXISTING WETLANDS UNLESS OTHERWISE INDICATED.
  3. ACTUAL FIELD CONDITIONS MAY VARY. COORDINATE ANY DEVIATION WITH THE OWNER'S REPRESENTATIVE.
  4. CONTOUR INTERVAL IS ONE FOOT.
  5. SILT FENCE WILL BE PROPERLY SITED AT AREAS WHERE GRADING IS PROPOSED ADJACENT TO EXISTING WETLAND AREAS. (SEE ATTACHED DETAIL)
  6. TOTAL ACREAGE FOR CREATED WETLANDS - 3.50 ACRES.

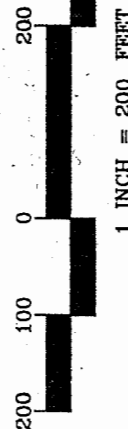


INSTALL 25' OF 12" PIPE @ 1X

CONSTRUCT AN EARTHEN BERM 8' WIDE AT THE BASE BY 2' HIGH ALONG THE DOWNSLOPE PORTION OF THE PROPOSED WETLAND. AREA 1 WILL BE GRADED @ 1-2% TO MATCH EXISTING WETLAND.

CONSTRUCT A DIVERSION CHANNEL APPROXIMATELY 8' WIDE BY 2' DEEP AS DESCRIBED IN MITIGATION PLAN. TIE CHANNEL INTO THE EXISTING CHANNEL AND WETLANDS AS SHOWN. SEED & MULCH THE CHANNEL & ALL DISTURBED AREAS.

## GRAPHIC SCALE



## Potesta & Associates, Inc.

ENGINEERS AND ENVIRONMENTAL CONSULTANTS

2300 MacCorkle Ave. SE, Charleston, WV 25304

TEL: (304) 342-1400 FAX: (304) 343-9031

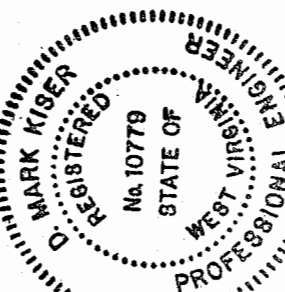
E-Mail Address: potesta@potesta.com

Project **GATEWAY TOWNE CENTER LLC**  
**1325 STEWARTSTOWN RD. MORGANTOWN, WV**  
**WETLANDS MITIGATION SCHEMATIC PLAN**  
**ALONG FIELDS CREEK NEAR GLADESVILLE**

Scale 1" = 200'

Dwg. No. **1**

Date **DEC. 2003**



PROJECT #: 01-0323 FILENAME: A01-0323-02

CONSTRUCT DIVERSION CHANNEL FROM  
ADJOINING STREAM. SET CHANNEL  
AS DESCRIBED IN MITIGATION PLAN.

INSTALL ENERGY DISSIPATING DEVICE

REGRADE AREA TO CREATE BASIN

EXISTING WETLANDS

INSTALL 25' OF 12" PIPE @ 1%  
AS DESCRIBED IN MITIGATION PLAN.

AREA 4  
2.07 ACRES

REGRADE AREA TO CREATE BASIN  
WITH CROSS SLOPE AT 1-2%

ESTABLISH ROAD LOCATION APPROXIMATELY AS  
SHOWN. USE A MIXTURE OF EXISTING AGGREGATE &  
SOIL AVAILABLE ON SITE FROM THE STRIP BENCH/  
HIGHWALL. THE ROAD CROSS-SECTION SHOULD BE  
8'-10' WIDE AND APPROXIMATELY 1'-0" ABOVE  
THE ADJOINING ELEVATION. COMPACT SURFACE BY  
TRACKING WITH DOZER. SEED & MULCH ROAD AFTER  
WETLANDS CONSTRUCTION COMPLETE.  
NO FILL IS PERMITTED IN ADJACENT WETLAND AREA.

APPROXIMATE EDGE OF FIELDS CREEK

HIGH POINT

ESTABLISH DIVERSION CHANNEL AT THE TOE OF THE  
SLOPE APPROXIMATELY 3' WIDE BY 1.5' DEEP -  
PROVIDE OUTFALLS ALONG THE CHANNEL AS SHOWN.  
SEED AND MULCH CHANNEL & OTHER DISTURBED AREAS.

REGRADE AREA TO CREATE BASIN  
WITH CROSS SLOPE AT 1-2%

ROAD TO STRIP BENCH & HIGHWALL

RE-ESTABLISH OR CLEAR ROAD DITCHLINE FOR  
UNOBSTRUCTED FLOW INTO EXISTING WETLANDS.

EXISTING WETLANDS

INSTALL 25' OF 12" PIPE @ 1%

EXISTING JEEP TRAIL

AREA 3  
0.14 ACRES

INSTALL 25' OF 12" PIPE @ 1%

EXISTING WETLANDS

INSTALL 25' OF 12" PIPE @ 1%  
PIPE TO BE SET AS DESCRIBED  
IN MITIGATION PLAN.  
(SEE ATTACHED DETAIL)

REMOVE LOGS & TIMBER PILE & REGRADE TO  
TO THE APPROXIMATE ELEVATION OF THE  
EXISTING WETLANDS.

AREA 2  
0.45 ACRES

D. MARK KISER  
REGISTERED  
No. 10779  
STATE OF  
WEST VIRGINIA  
PROFESSIONAL ENGINEER

GRAPHIC SCALE



1 INCH = 200 FEET

Potesta & Associates, Inc.  
ENGINEERS AND ENVIRONMENTAL CONSULTANTS

2300 MacCorkle Ave. SE, Charleston, WV 25304

TEL: (304) 342-1400 FAX: (304) 343-9081

E-Mail Address: potesta@potesta.com

Project GATEWAY TOWNE CENTER L.L.C.  
1325 STEWARTSTOWN RD. MORGANTOWN, WV 26501  
WETLANDS MITIGATION SCHEMATIC PLAN  
ALONG FIELDS CREEK NEAR GLADESVILLE, WV

Scale 1"=200'

Dwg. No.

Date DEC. 2003

1

PROJECT #: 01-0323 FILENAME: A01-0323-02

WETLAND MITIGATION

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